

010.0

0005

0006.0

Map

Block

Lot

1 of 1

Residential

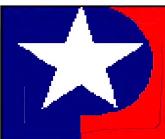
CARD ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,030,700 / 1,030,700

USE VALUE: 1,030,700 / 1,030,700

ASSESSED: 1,030,700 / 1,030,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
49		POND LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BENNETT KIRSTY	
Owner 2: WHITING GRANT	
Owner 3:	
Street 1: 49 POND LANE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: PHELPS CHRISTOPHER B & HEATHER -	
Owner 2: -	
Street 1: 49 POND LANE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 2006 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
%	Infl 2
%	Infl 3
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	4300	Sq. Ft.	Site	0	80.	1.60	1	View	25	548,998	549,000
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4300.000	481,700		549,000	1,030,700		8501
							GIS Ref
							GIS Ref
							Insp Date
							07/15/21

PREVIOUS ASSESSMENT		Parcel ID		1964!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	101	FV	481,700	0	4,300.
2021	101	FV	438,000	0	4,300.
2020	101	FV	438,100	0	4,300.
2019	101	FV	327,900	0	4,300.
2018	101	FV	327,900	0	4,300.
2017	101	FV	327,900	0	4,300.
2016	101	FV	327,900	0	4,300.
2015	101	FV	305,800	0	4,300.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
PHELPS CHRISTOP	1578-83	1	8/27/2021		1,325,000
RJJJJ LLC,	1455-30		6/25/2014		830,000
ANDON DONNA J,	1448-15		1/16/2014	Change>Sale	525,000
ANDON CHARLES A	1327-120		10/10/2006	Family	10 No No
	726-152		1/1/1901	Family	No No N

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
11/18/2020	1487	Addition	181,130	O						9/15/2021	SQ Mailed	JO	Jenny O	
8/19/2019	1234	Redo Bat	12,000	C						7/15/2021	Measured	DGM	D Mann	
2/12/2014	110	Addition	48,000	O						5/30/2014	Meas/Inspect	PC	PHIL C	
										3/7/2014	Info Fm Prmt	EMK	Elen K	
										2/9/2009	Meas/Inspect	294	PATRIOT	
										9/27/1999	Mailer Sent			
										9/27/1999	Measured	243	PATRIOT	
										8/25/1993		AJS		

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type:	15 - Old Style			Full Bath:	2	Rating:	Very Good	PDAS. OF=BMT SINK.										
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:												
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good											
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:		%		OthrFix:	1	Rating:	Good											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid   Desc: Line 1   # Units 1										
Color:	YELLOW			A Kits:		Rating:												
View / Desir:				Frl:		Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:												
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>														
Year Blt:	1931	Eff Yr Blt:		Location:		Total Units:												
Alt LUC:		Alt %:		Floor:		% Own:												
Jurisdct:	G15	Fact: .		Name:														
Const Mod:				<b>DEPRECIATION</b>														
Lump Sum Adj:				Phys Cond:	VG - Very Good	4.6 %												
<b>INTERIOR INFORMATION</b>				Functional:		%												
Avg Ht/FL:	STD			Economic:		%												
Prim Int Wal:	2 - Plaster			Special:		%												
Sec Int Wall:		%		Override:		%												
Partition:	T - Typical			Total:		4.6 %												
Prim Floors:	4 - Carpet			<b>CALC SUMMARY</b>														
Sec Floors:	5 - Lino/Vinyl	15 %		Basic \$ / SQ:	135.00	<b>COMPARABLE SALES</b>												
Bsmnt Flr:	12 - Concrete			Size Adj.:	1.26090908	Rate	Parcel ID	Typ	Date	Sale Price								
Subfloor:				Const Adj.:	1.02601767													
Bsmnt Gar:				Adj \$ / SQ:	174.652													
Electric:	3 - Typical			Other Features:	107200													
Insulation:	3 - Typical			Grade Factor:	1.10													
Int vs Ext:	S			NBHD Inf:	1.00000000													
Heat Fuel:	2 - Gas			NBHD Mod:														
Heat Type:	3 - Forced H/W			LUC Factor:	1.00													
# Heat Sys:	1			Adj Total:	504920													
% Heated:	100	% AC:		Depreciation:	23226													
Solar HW:	NO	Central Vac: NO		Depreciated Total:	481694													
% Com Wal		% Sprinkled																
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:				Juris. Factor:	1.00			Before Depr:	192.12									
Model:				Special Features:	0			Val/Su Net:	194.23									
Serial #:				Final Total:	481700			Val/Su SzAd:	280.26									
Year:																		
Color:																		
<b>SPEC FEATURES/YARD ITEMS</b>																		
<b>PARCEL ID</b> 010.0-0005-0006.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
	Total Special Features:																	
	Total:																	